

**Planning Board Meeting Agenda for  
City of Manchester, New Hampshire  
Planning Board  
Held on: June 24, 2004 at 6:00 p.m.  
One City Hall Plaza  
Manchester, NH 03101  
(603) 624-6450  
[planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)**

Agenda for the Regular City Planning Board Meeting on **Thursday, June 24, 2004**  
at **6:00 pm** in the Aldermanic Chambers, Third floor, City Hall, One City Hall Plaza

**I. ADMINISTRATIVE MATTERS: (See enclosed)**

1. Approval of the Minutes of May 13, 2004 and May 27, 2004.
2. Receive and file the Financial Report for the period ending May 31, 2004.

**II. REGULATORY MATTERS:**

3. S-17-2004 Property located at 1366 Beech Street, an application to subdivide property to create a lot of 32,799 sq. ft., and a building lot of 22,364 sq. ft. – Gregory Barrett  
**Public Hearing Held: 05/13/2004**  
**Public Hearing Continued: 06/10/2004** [Staff report to be provided  
**Deadline for Action: 07/08/2004** at meeting]
4. PD-04-2004 Property located at 1085 & 1095 Bodwell Road, an application to create a planned  
SP-04-2004 development by the construction of six (6) townhouse structures, and for site plan  
approval for the construction of 24 dwelling units (2 existing on-site) – William  
Socha  
**Public Hearing Held: 03/11/2004**  
**Public Hearing Continued: 04/22/2004**  
**Deadline for Action: 05/13/2004** [Staff Report Enclosed]
5. SP-07-2004 Property located on Candia Road (M 748, Lot #8), an application for site plan  
approval for the construction of a 2,650 sq. ft. restaurant (Dunkin Donuts) with  
drive-thru window, and on-site parking – CLD Consulting Engineers, Inc.  
**Public Hearing: 04/22/2004**  
**Deadline for Action: 06/24/2004** [Staff Report Enclosed]

6. SP-12-2004 Property located on South Commercial Street, an application for site plan approval for construction of a 6 story, 125 room hotel with parking and landscape improvements – Roedel Partners, LLC  
**Public Hearing: 06/10/2004**  
**Deadline for Action: 08/12/2004 [Recommendation Enclosed]**

**III. OTHER BUSINESS ITEMS:**

7. M-08-2004 Application by Paul G. Blouin d/b/a Auto City for voluntary merger of four (4) contiguous parcels at S. Commercial Street. **[Material to be provided at meeting]**
8. Discussion of Impact Fee Ordinance.
9. Any other business items from Staff or Board.